



**RABURN RESERVE
PUBLIC IMPROVEMENT DISTRICT
2022 ANNUAL SERVICE PLAN UPDATE**

AUGUST 1, 2022

INTRODUCTION

Capitalized terms used in this 2022 Service Plan Update shall have the meanings given to them in the 2020 Service and Assessment Plan (the “2020 SAP”) or unless the context in which a term is used clearly requires a different meaning.

On October 7, 2019, the City passed and approved Resolution No. 2019-41 authorizing the creation of the District in accordance with the PID Act, as amended, which authorization was effective upon publication as required by the PID Act.

On November 4, 2019, the City passed and approved Resolution No. 2019-45 which amends and restates Resolution No. 2019-41 by incorporating the increased area of the District as a result of right-of-way abandonments. The revised boundary of the District encompasses approximately 105 acres.

On September 21, 2020, the City adopted Ordinance No. 2020-26 approving a Service and Assessment Plan and Assessment Roll for the Raburn Reserve Public Improvement District. The Ordinance also levied assessments against benefitted properties within the District and established a lien on such properties.

On December 7, 2020, the City passed and approved Resolution No. 2020-43 which amends and restates Resolution No. 2019-45 by incorporating an additional 5.082 acres into the area of the District. The revised boundary of the District encompasses approximately 110.12 acres.

On August 16, 2021, the City approved Resolution No. 2021-26 approving the 2021 Annual Service Plan Update for the District. The 2021 Annual Service Plan Update updated the Assessment Rolls for 2021.

Pursuant to Texas Local Government Code Chapter 372, a service and assessment plan must be reviewed and updated annually. This document is the Annual Service Plan Update for 2022. This Annual Service Plan Update also updates the Assessment Roll for 2022.

PARCEL SUBDIVISION

Improvement Area #1

- The Raburn Reserve Section 1 Plat was filed and recorded within the Harris County Official Public Records on August 12, 2020. The Raburn Reserve Section 1 Plat consists of 133 residential Lots and 14 Non-Benefitted Lots.

LOT AND HOME SALES

Improvement Area #1

As of March 31, 2021, there are 133 platted lots designated for single family use. The Developer, HT Raburn Reserve, owns 51 lots and Homebuilder, Taylor Morrison owns 82 lots. The remaining 51 lots are under contract with the Homebuilder, Taylor Morrison.

AUTHORIZED IMPROVEMENTS

Improvement Area #1

Authorized improvements as identified in the 2020 Service & Assessment Plan and updated as of March 31, 2022.

Authorized Improvement Budget			
Authorized Improvements	Budget	Spent to Date	Percent Complete
<i>Improvement Area #1</i>			
Roadway	\$1,882,152	\$ 183,727	9.76%
Water	212,679	212,679	100.00%
Wastewater	499,294	396,480	79.41%
Storm Water	1,362,175	781,256	57.35%
Natural Gas	150,840	-	0.00%
Soft Costs	760,656	327,221	43.02%
Total	\$ 4,867,796	\$ 1,901,363	39.06%

Notes:

Per the Quarterly Report dated 3/31/2022.

OUTSTANDING ASSESSMENT

Improvement Area #1

Improvement Area #1 has an outstanding Assessment of \$4,405,000.00.

ANNUAL INSTALLMENT DUE 1/31/2023

Improvement Area #1

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$268,212.48 of which, \$140,112.48 is pledged to the Improvement Area #1 Series A Bonds and \$128,100.00 is pledged to the Improvement Area #1 Reimbursement Obligation.
- **Administrative Expenses** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment for Improvement Area #1 is \$47,905.00. A breakdown of the Annual Collection Costs is shown below.

Improvement Area #1	
Administration	\$ 30,600.00
City Administrative Fees	7,980.00
Filing Fees	1,000.00
County Collection	200.00
PID Trustee Fees	3,625.00
Dissemination Agent	3,500.00
Miscellaneous	1,000.00
Total Annual Collection Costs	\$47,905.00

- **Additional Interest** – The Prepayment and Delinquency Reserve Requirement, as defined in the indenture, has not been met. As such, the Prepayment and Delinquency Reserve will be funded with additional interest amount due of \$12,225.00.

Improvement Area #1	
Due January 31, 2023	
Principal	\$ 80,000.00
Interest	188,212.48
Annual Collection Costs	47,905.00
Additional Interest	12,225.00
Total Annual Installment	\$328,342.48

PREPAYMENT OF ASSESSMENTS IN FULL

Improvement Area #1

No parcels in Improvement Area #1 have made full prepayments.

PARTIAL PREPAYMENT OF ASSESSMENTS

Improvement Area #1

No parcels in Improvement Area #1 have made partial prepayments.

EXTRAORDINARY OPTIONAL REDEMPTIONS

Improvement Area #1

No extraordinary optional redemptions have occurred within Improvement Area #1.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years.

		Improvement Area #1				
Annual Installments Due		1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027
<i>Improvement Area #1 Initial Bonds</i>						
Principal		\$ 45,000.00	\$ 50,000.00	\$ 50,000.00	\$ 55,000.00	\$ 55,000.00
Interest		\$ 95,112.48	\$ 93,593.72	\$ 91,906.22	\$ 90,218.72	\$ 88,362.48
	(1)	\$ 140,112.48	\$ 143,593.72	\$ 141,906.22	\$ 145,218.72	\$ 143,362.48
<i>Improvement Area #1 Reimbursement Agreement</i>						
Principal		\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 40,000.00
Interest		\$ 93,100.00	\$ 91,437.50	\$ 89,775.00	\$ 88,112.50	\$ 86,450.00
	(2)	\$ 128,100.00	\$ 126,437.50	\$ 124,775.00	\$ 123,112.50	\$ 126,450.00
Annual Collection Costs	(3)	\$ 47,905.00	\$ 47,905.00	\$ 47,905.00	\$ 47,905.00	\$ 47,905.00
Additional Interest	(4)	\$ 12,225.00	\$ 12,000.00	\$ 11,750.00	\$ 11,500.00	\$ 11,225.00
Total Annual Installment	(5)=(1)+(2)+(3)+(4)	\$ 328,342.48	\$ 329,936.22	\$ 326,336.22	\$ 327,736.22	\$ 328,942.48

ASSESSMENT ROLL

The list of current Parcels or Lots within Improvement Area #1, the corresponding total assessments, and current Annual Installment are shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Assessment Rolls will receive the bills for the 2022 Annual Installments which will be delinquent if not paid by January 31, 2023.

EXHIBIT A – IMPROVEMENT AREA #1 ASSESSMENT ROLL

			Improvement Area #1						
Property ID	Lot and Block	Lot Type	Outstanding Assessment	Principal	Interest	Additional Interest	Collection Costs ^[a]	Annual Installment due 1/31/23	
141-629-001-0001	Block 1, Lot 1	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0002	Block 1, Lot 2	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0003	Block 1, Lot 3	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0004	Block 1, Lot 4	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0005	Block 1, Lot 5	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0006	Block 1, Lot 6	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0007	Block 1, Lot 7	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0008	Block 1, Lot 8	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0009	Block 1, Lot 9	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0010	Block 1, Lot 10	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0011	Block 1, Lot 11	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0012	Block 1, Lot 12	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0013	Block 1, Lot 13	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0014	Block 1, Lot 14	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0015	Block 1, Lot 15	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0016	Block 1, Lot 16	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0017	Block 1, Lot 17	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0018	Block 1, Lot 18	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0019	Block 1, Lot 19	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0020	Block 1, Lot 20	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0021	Block 1, Lot 21	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0022	Block 1, Lot 22	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0023	Block 1, Lot 23	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0024	Block 1, Lot 24	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0025	Block 1, Lot 25	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0026	Block 1, Lot 26	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0027	Block 1, Lot 27	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0028	Block 1, Lot 28	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0029	Block 1, Lot 29	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0030	Block 1, Lot 30	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0031	Block 1, Lot 31	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0032	Block 1, Lot 32	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0033	Block 1, Lot 33	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0034	Block 1, Lot 34	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0035	Block 1, Lot 35	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0036	Block 1, Lot 36	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0037	Block 1, Lot 37	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0038	Block 1, Lot 38	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0039	Block 1, Lot 39	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0040	Block 1, Lot 40	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	

Notes:

[a] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball

			Improvement Area #1						
Property ID	Lot and Block	Lot Type	Outstanding Assessment	Principal	Interest	Additional Interest	Collection Costs ^[a]	Annual Installment due 1/31/23	
141-629-001-0041	Block 1, Lot 41	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0042	Block 1, Lot 42	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0043	Block 1, Lot 43	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0044	Block 1, Lot 44	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0045	Block 1, Lot 45	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0046	Block 1, Lot 46	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0047	Block 1, Lot 47	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0048	Block 1, Lot 48	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0049	Block 1, Lot 49	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0050	Block 1, Lot 50	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0051	Block 1, Lot 51	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0052	Block 1, Lot 52	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0053	Block 1, Lot 53	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0054	Block 1, Lot 54	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0055	Block 1, Lot 55	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0056	Block 1, Lot 56	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-001-0057	Landscape, Utility and Open Space	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
141-629-001-0058	Landscape, Utility and Open Space	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
141-629-002-0001	Block 2, Lot 1	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-002-0002	Block 2, Lot 2	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-002-0003	Block 2, Lot 3	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-002-0004	Block 2, Lot 4	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-002-0005	Block 2, Lot 5	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-002-0006	Block 2, Lot 6	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
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141-629-002-0022	Block 2, Lot 22	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	

Notes:

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			Improvement Area #1						
Property ID	Lot and Block	Lot Type	Outstanding Assessment	Principal	Interest	Additional Interest	Collection Costs ^[a]	Annual Installment due 1/31/23	
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141-629-002-0024	Block 2, Lot 24	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
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141-629-002-0028	Block 2, Lot 28	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-002-0029	Block 2, Lot 29	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-002-0030	Block 2, Lot 30	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-002-0031	Block 2, Lot 31	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-002-0032	Block 2, Lot 32	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-002-0033	Landscape, Utility and Open Space	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
141-629-003-0001	Block 3, Lot 1	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-003-0002	Block 3, Lot 2	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
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141-629-003-0009	Block 3, Lot 9	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-003-0010	Block 3, Lot 10	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-003-0011	Block 3, Lot 11	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-003-0012	Landscape, Utility and Open Space	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
141-629-004-0001	Block 4, Lot 1	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-004-0002	Block 4, Lot 2	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-004-0003	Block 4, Lot 3	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
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141-629-004-0005	Block 4, Lot 5	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-004-0006	Block 4, Lot 6	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-004-0007	Block 4, Lot 7	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-004-0008	Block 4, Lot 8	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-004-0009	Block 4, Lot 9	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-004-0010	Block 4, Lot 10	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-004-0011	Block 4, Lot 11	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-004-0012	Block 4, Lot 12	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-004-0013	Block 4, Lot 13	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-004-0014	Block 4, Lot 14	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-004-0015	Block 4, Lot 15	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-004-0016	Block 4, Lot 16	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-004-0017	Block 4, Lot 17	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	

Notes:

[a] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball

			Improvement Area #1						
Property ID	Lot and Block	Lot Type	Outstanding Assessment	Principal	Interest	Additional Interest	Collection Costs ^[a]	Annual Installment due 1/31/23	
141-629-004-0018	Block 4, Lot 18	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-004-0019	Block 4, Lot 19	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-004-0020	Block 4, Lot 20	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-004-0021	Block 4, Lot 21	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-004-0022	Block 4, Lot 22	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-004-0023	Block 4, Lot 23	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-004-0024	Block 4, Lot 24	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-004-0025	Block 4, Lot 25	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-004-0026	Block 4, Lot 26	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-004-0027	Block 4, Lot 27	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-004-0028	Block 4, Lot 28	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-004-0029	Block 4, Lot 29	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-004-0030	Block 4, Lot 30	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-004-0031	Block 4, Lot 31	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-004-0032	Block 4, Lot 32	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-004-0033	Block 4, Lot 33	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-004-0034	Block 4, Lot 34	1	\$ 33,120.30	\$ 601.50	\$ 1,415.13	\$ 91.92	\$ 360.19	\$ 2,468.74	
141-629-004-0035	Landscape, Utility and Open Space	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
141-629-004-0036	Landscape, Utility and Open Space	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
141-629-004-0037	Landscape, Utility and Open Space	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
141-629-004-0038	Landscape, Utility and Open Space	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
141-629-005-0001	Res G Block 5	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
141-629-006-0001	Res H Block 6	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
141-629-007-0001	RES I Block 7	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
141-629-008-0001	Res K Block 8	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
141-629-008-0002	ROW-STREET WIDENING	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
141-629-008-0003	ROW-ALL STREETS IN THIS SUBD	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total			\$ 4,405,000.00	\$ 80,000.00	\$ 188,212.48	\$ 12,225.00	#####	\$ 328,342.48	

Notes:

[a] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball

EXHIBIT B – IMPROVEMENT AREA #1 DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Bonds:

Year Ending (September 30)	Principal	Interest	Total
2021	\$	\$ 87,236.55	\$ 87,236.55
2022	45,000.00	96,631.26	141,631.26
2023	45,000.00	95,112.50	140,112.50
2024	50,000.00	93,593.76	143,593.76
2025	50,000.00	91,906.26	141,906.26
2026	55,000.00	90,218.76	145,218.76
2027	55,000.00	88,362.50	143,362.50
2028	55,000.00	86,506.26	141,506.26
2029	60,000.00	84,650.00	144,650.00
2030	60,000.00	82,625.00	142,625.00
2031	65,000.00	80,600.00	145,600.00
2032	65,000.00	78,000.00	143,000.00
2033	70,000.00	75,400.00	145,400.00
2034	75,000.00	72,600.00	147,600.00
2035	75,000.00	69,600.00	144,600.00
2036	80,000.00	66,600.00	146,600.00
2037	85,000.00	63,400.00	148,400.00
2038	85,000.00	60,000.00	145,000.00
2039	90,000.00	56,600.00	146,600.00
2040	95,000.00	53,000.00	148,000.00
2041	100,000.00	49,200.00	149,200.00
2042	105,000.00	45,200.00	150,200.00
2043	110,000.00	41,000.00	151,000.00
2044	115,000.00	36,600.00	151,600.00
2045	120,000.00	32,000.00	152,000.00
2046	125,000.00	27,200.00	152,200.00
2047	130,000.00	22,200.00	152,200.00
2048	135,000.00	17,000.00	152,000.00
2049	140,000.00	11,600.00	151,600.00
2050	150,000.00	6,000.00	156,000.00
Total	<u>\$2,490,000.00</u>	<u>\$1,860,642.85</u>	<u>\$4,350,642.85</u>

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EXHIBIT C – BUYER DISCLOSURES

Buyer Disclosures for the following Lot Types within Improvement Area #1 are found in this Exhibit:

- Lot Type 1 (50')

<p>RABURN RESERVE PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 -LOT</p> <p>TYPE 1 - BUYER DISCLOSURE</p>

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF TOMBALL, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #1 - LOT TYPE 1 PRINCIPAL ASSESSMENT: \$33,120.30

As the purchaser of the real property described above, you are obligated to pay assessments to City of Tomball, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Raburn Reserve Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Tomball. The exact amount of each annual installment will be approved each year by the Tomball City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Tomball.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Harris County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Harris County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Harris County.

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #1 – LOT TYPE 1

Annual Installments Due	Improvement Area #1 Initial Bonds		Improvement Area #1 Reimbursement		Additional Interest	Annual Collection Costs ³	Total Annual Installment
	Principal	Interest ¹	Principal	Interest ²			
1/31/2023	\$ 338.35	\$ 715.13	\$ 263.16	\$ 700.00	\$ 91.92	\$ 360.19	\$ 2,468.74
1/31/2024	\$ 375.94	\$ 703.71	\$ 263.16	\$ 687.50	\$ 90.23	\$ 360.19	\$ 2,480.72
1/31/2025	\$ 375.94	\$ 691.02	\$ 263.16	\$ 675.00	\$ 88.35	\$ 360.19	\$ 2,453.66
1/31/2026	\$ 413.53	\$ 678.34	\$ 263.16	\$ 662.50	\$ 86.47	\$ 360.19	\$ 2,464.18
1/31/2027	\$ 413.53	\$ 664.38	\$ 300.75	\$ 650.00	\$ 84.40	\$ 360.19	\$ 2,473.25
1/31/2028	\$ 413.53	\$ 650.42	\$ 338.35	\$ 635.71	\$ 82.33	\$ 360.19	\$ 2,480.54
1/31/2029	\$ 451.13	\$ 636.47	\$ 338.35	\$ 619.64	\$ 80.26	\$ 360.19	\$ 2,486.03
1/31/2030	\$ 451.13	\$ 621.24	\$ 375.94	\$ 603.57	\$ 78.01	\$ 360.19	\$ 2,490.08
1/31/2031	\$ 488.72	\$ 606.02	\$ 338.35	\$ 585.71	\$ 75.75	\$ 360.19	\$ 2,454.74
1/31/2032	\$ 488.72	\$ 586.47	\$ 413.53	\$ 569.64	\$ 73.31	\$ 360.19	\$ 2,491.86
1/31/2033	\$ 526.32	\$ 566.92	\$ 413.53	\$ 550.00	\$ 70.86	\$ 360.19	\$ 2,487.82
1/31/2034	\$ 563.91	\$ 545.86	\$ 413.53	\$ 530.36	\$ 68.23	\$ 360.19	\$ 2,482.09
1/31/2035	\$ 563.91	\$ 523.31	\$ 451.13	\$ 510.71	\$ 65.41	\$ 360.19	\$ 2,474.66
1/31/2036	\$ 601.50	\$ 500.75	\$ 451.13	\$ 489.29	\$ 62.59	\$ 360.19	\$ 2,465.45
1/31/2037	\$ 639.10	\$ 476.69	\$ 488.72	\$ 467.86	\$ 59.59	\$ 360.19	\$ 2,492.14
1/31/2038	\$ 639.10	\$ 451.13	\$ 526.32	\$ 444.64	\$ 56.39	\$ 360.19	\$ 2,477.76
1/31/2039	\$ 676.69	\$ 425.56	\$ 563.91	\$ 419.64	\$ 53.20	\$ 360.19	\$ 2,499.19
1/31/2040	\$ 714.29	\$ 398.50	\$ 563.91	\$ 392.86	\$ 49.81	\$ 360.19	\$ 2,479.55
1/31/2041	\$ 751.88	\$ 369.92	\$ 601.50	\$ 366.07	\$ 46.24	\$ 360.19	\$ 2,495.81
1/31/2042	\$ 789.47	\$ 339.85	\$ 639.10	\$ 337.50	\$ 42.48	\$ 360.19	\$ 2,508.59
1/31/2043	\$ 827.07	\$ 308.27	\$ 676.69	\$ 307.14	\$ 38.53	\$ 360.19	\$ 2,517.89
1/31/2044	\$ 864.66	\$ 275.19	\$ 676.69	\$ 275.00	\$ 34.40	\$ 360.19	\$ 2,486.13
1/31/2045	\$ 902.26	\$ 240.60	\$ 751.88	\$ 242.86	\$ 30.08	\$ 360.19	\$ 2,527.86
1/31/2046	\$ 939.85	\$ 204.51	\$ 789.47	\$ 207.14	\$ 25.56	\$ 360.19	\$ 2,526.73
1/31/2047	\$ 977.44	\$ 166.92	\$ 827.07	\$ 169.64	\$ 20.86	\$ 360.19	\$ 2,522.12
1/31/2048	\$ 1,015.04	\$ 127.82	\$ 864.66	\$ 130.36	\$ 15.98	\$ 360.19	\$ 2,514.04
1/31/2049	\$ 1,052.63	\$ 87.22	\$ 939.85	\$ 89.29	\$ 10.90	\$ 360.19	\$ 2,540.08
1/31/2050	\$ 1,127.82	\$ 45.11	\$ 939.85	\$ 44.64	\$ 5.64	\$ 360.19	\$ 2,523.25
Total	\$ 18,383.46	\$ 12,607.33	\$ 14,736.84	\$ 12,364.29	\$ 1,587.78	\$ 10,085.26	\$ 69,764.96

¹ Interest on the Improvement Area #1 Bonds is calculated at the actual rate of the PID Bonds.

² Interest on the Improvement Area #1 Reimbursement Obligation is calculated at a 4.25% rate.

³ \$60 per lot (\$7,980 for Improvement Area #1) is budgeted for costs incurred by City staff for administering the PID.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.